

# INDUSTRIAL WAREHOUSE FOR SALE OR LEASE

2001 NE Broadway Ave, Des Moines 50313



**Currently for Sale or Lease:** Industrial warehouse with a great functional mix of designated office and warehouse space. The property has ample dock and drive-in loading for flexible site operations, as well as plenty of onsite parking for customers, vendors, employees and semi-truck access. Amenities include 2 conference rooms and 2 storage rooms for tools and equipment. The warehouse is situated in a convenient location a few minutes from I-80 and I-235.

**Available Now**

## OFFERING SUMMARY

Lease Rate	\$7.50 PSF NNN OPEX \$2.13 PSF
Sale Price	\$3,000,000
Square Footage	22,500 SF

**KADEN SMITH**

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## PROPERTY DESCRIPTION

**Available:** Now

- Square Footage: 22,500 Total SF
  - 7 Dock Doors
  - 5 Drive in Doors - 2 with Ramps
  - 8 Individual Offices
  - 2 Conference Rooms
  - 2 Bathrooms
  - 2 Tool Rooms
- 2+ Acres of Fenced Outdoor Storage - Paved & Gravel
- 20+ Parking Spaces

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FOR SALE OR LEASE



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North >

